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October 30, 2012

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ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

Agenda No. 13
11/21/11

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

#22 of OCTOBER 30, 2012

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

**Re: PROJECT NUMBER TR068400-(5)
VESTING TENTATIVE TRACT MAP NUMBER 068400-(5)**

Dear Supervisors:

Your Board previously conducted a public hearing regarding the Regional Planning Commission's approval of the above-referenced subdivision, which proposes to create six multi-family lots with 318 residential condominium units in 25 buildings on a property located at 4241 East Live Oak Avenue, in the unincorporated community of South Monrovia Islands.

At the conclusion of the hearing, you indicated an intent to approve the subdivision and instructed our office to prepare findings and conditions for your approval. Enclosed are finding and conditions for your consideration.

Very truly yours,

JOHN F. KRATTLI
County Counsel

By

Joseph M. Niechitta
JOSEPH M. NIECHITTA
Senior Associate County Counsel
Property Division

APPROVED AND RELEASED:

Richard D. Weiss
RICHARD D. WEISS
Chief Deputy

JMN:ph
Enclosures

HOA.900565.1

**FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
PROJECT NUMBER TR068400-(5)
VESTING TENTATIVE TRACT MAP NUMBER 068400-(5)**

1. The Los Angeles County ("County") Board of Supervisors ("Board") conducted a duly-noticed public hearing on November 22, 2011, in the matter of Vesting Tentative Tract Map No. 068400-(5) ("Vesting Map"). The Vesting Map was heard concurrently with General Plan Amendment No. 2007-00002-(5) ("Plan Amendment"), Zone Change No. 2007-00004-(5) ("Zone Change"), Conditional Use Permit No. 2007-00073-(5) ("CUP"), Mobilehome Permit No. 2010-00003-(5) ("Mobilehome Permit"), Parking Permit No. 2008-00002-(5) ("Parking Permit"), and Housing Permit No. 2010-00001-(5) ("Housing Permit"). (The CUP, Mobilehome Permit, Parking Permit, and Housing Permit are referred to collectively as the "Project Permits.") The County Regional Planning Commission ("Commission") previously conducted a duly-noticed public hearing on the Vesting Map, Plan Amendment, Zone Change, and Project Permits on October 20, 2010.
2. The subdivider, Prime Enterprises, LLC, proposes a project involving the closure of a 228-unit mobilehome park known as Santa Anita Village ("Mobilehome Park") and the construction of 318 residential condominium units and other site amenities and facilities on a property located at 4241 East Live Oak Avenue, in the unincorporated community of South Monrovia Islands ("Project").
3. The Vesting Map is a request to create six multi-family lots on the site for the development of 318 residential condominium units in 25 buildings.
4. The CUP is a related request to: (a) authorize on-site grading in excess of 100,000 cubic yards; and (b) ensure consistency with Development Program (-DP) overlay zoning on the site. The CUP will restrict development to the Project shown on the approved site plan marked Exhibit "A," and will ensure that no other development will be permitted on the site unless a conditional use permit is first obtained. The CUP will also ensure the Project's compliance with the development standards of the R-3 zoning on the site, subject to the following modifications to such standards:

Building Setbacks

While premises in the R-3 zone ordinarily are subject to a front and rear-yard setback of not less than 15 feet and a side-yard setback of not less than five feet pursuant to section 22.20.320 of the Los Angeles County Code ("County Code"), these standards are modified for the Project, to allow:

- A. Lot No. 1: A rear-yard setback of 10 feet for Building No. 10.

- B. Lot No. 2: A side-yard setback of one foot for Building No. 17, and a rear-yard setback of three feet for Building No. 11 and two feet for Building No. 17.
- C. Lot No. 3: A rear-yard setback of zero feet for Building No. 3 and two feet for Building No. 6.
- D. Lot No. 4: A rear-yard setback of two feet for Building No. 2.
- E. Lot No. 5: A rear-yard setback of four feet for Building No. 15.
- F. Lot No. 6: A side-yard setback of three feet and a rear-yard setback of six feet for Building Nos. 24 and 25.

Building Height

While buildings in the R-3 zone ordinarily shall not exceed 35 feet in height above grade, except for chimneys and rooftop antennas, pursuant to section 22.20.300 of the County Code, this standard is modified for the Project, to allow:

- A. Building Nos. 1 through 7, 10, 16, 18, and 19 through 23: A maximum height of 36 feet and 9 inches.
- B. Building Nos. 8, 9, 11 through 15, and 17: A maximum height of 37 feet.
- C. Building No. 24: A maximum height of 66 feet and 4 inches.
- D. Building No. 25: A maximum height of 64 feet and 8 inches.

Walls and Fences

- A. While the height of walls and fences in the R-3 zone ordinarily shall not exceed three and one-half feet within a required front yard and six feet within a required side or rear-yard pursuant to section 22.48.160 of the County Code, these standards are modified for the Project, to allow:
- B. Lot No. 2: A wall/fence height up to eight feet within the required front-yard setback.
- C. Lot Nos. 2, 3, 4, 5, and 6: A wall/fence height up to eight feet within the required side-yard setbacks.
- D. Lot Nos. 1 and 6: A wall/fence height up to eight feet within the required rear-yard setbacks.

- E. Lot Nos. 1, 3, 4, and 6: A wall/fence height up to six feet within the required front-yard setback.
5. The Mobilehome Permit is a related request to authorize the closure of the Mobilehome Park by adopting the mobilehome park closure impact report ("Closure Impact Report") pursuant to section 66427.4 of the California Government Code and section 8.57.300 of the County Code.
 6. The Parking Permit is a related request to authorize shared and reciprocal parking among six multi-family residential lots to be developed on the site.
 7. The Housing Permit is a related request to authorize a density bonus for the Project based on the subdivider's set-aside of 75 units for senior housing on the site. Although the subdivider proposed, and the Commission approved, a density bonus of 68 units, as discussed further in these findings, at the Board's public hearing on the Project, the Board adopted changes to the site's zoning designation under the Countywide General Plan which resulted in the subdivider needing a density bonus of only 52 units to accommodate the Project's proposed 318 units.
 8. The Plan Amendment is a related request to amend the Los Angeles Countywide General Plan ("General Plan") Land Use Policy Map ("Land Use Policy Map") by amending the site's land use designation from Category 1 (Low-Density Residential) to Category 3 (Medium-Density Residential).
 9. The Zone Change is a related request to amend the site's zoning from Zone C-3 (Unlimited Commercial), Zone R-3-P (Combined Limited Multiple Residence and Parking), and Zone R-A (Residential Agricultural) to Zone R-3-24U-DP (Limited Multiple Residence – 24 Dwelling Units Per Net Acre – DP). The –DP overlay zone will ensure that development occurring after rezoning will conform to the approved plans and be compatible with the surrounding area.
 10. The approval of the Vesting Map and Project Permits will not become effective unless and until the Board has approved the Plan Amendment and Zone Change, and both have become effective.
 11. The site is 12.1 gross acres (11.4 net acres) in size, is located in the South Arcadia Zoned District, at the northwest corner of the intersection of Live Oak Avenue and Mayflower Avenue, and is currently zoned C-3, R-3-P, and R-A on different portions of the site.
 12. The site is irregularly shaped with gently-sloping topography and is developed with an existing 228-unit Mobilehome Park. Thirty-seven of the Mobilehome Park units are currently occupied.
 13. The site is currently depicted within the Category 1 land use category of the Land Use Policy Map.

14. Surrounding zoning within a 500-foot radius includes:
- North: R-A;
South: R-3-P, C-3, and A-1 (Light Agricultural);
East: R-A and C-3; and
West: R-A.
15. Surrounding land uses within a 500-foot radius include:
- North: Single-family residences;
South: Single-family residences, office, retail, light industrial, parking, and auto repair uses;
East: Single-family residences and a mobilehome park; and
West: Single-family residences.
16. The site currently consists of one legal lot which contains the existing Mobilehome Park.
17. The site plan for the Project depicts a subdivision containing six multi-family lots with a total of 318 residential condominium units, comprised of 170 townhouse units in 23 buildings, 75 units and 73 units, respectively, in two four-story condominium towers, a community center, a clubhouse, a pool, a playground, and village green. Nineteen of the townhouse buildings, each containing seven to eight townhouse units, are located along the eastern, northern, and western perimeters of the site. Three townhouse buildings, each containing eight units, and one townhouse building, containing 10 units, are located at the center of the site, along with the clubhouse building, an outdoor pool and spa, a playground, village green, guest parking, and parking for disabled persons, all for common use by residents and guests. Each of the townhouse buildings will contain a two-car garage for each townhouse unit located in the building. The two four-story condominium towers are located on the southern portion of the site, along with subterranean parking, a community center, and three outdoor courtyards for common use by residents and guests. A network of private driveways/fire lanes throughout the Project site will afford residents and guests access to and from parking areas, site amenities, and condominium and townhouse residences.
18. The Project will contain a total of 75 market rate condominium units set-aside for seniors aged 55 years and older. All 75 senior units will be contained within the 75-unit condominium tower located on the southern portion of the site. The senior condominium tower will be constructed in the same manner and quality as the other condominium tower in terms of architecture, landscaping, and amenities.

19. The site is accessible via Live Oak Avenue to the south and Mayflower Avenue to the east. Primary access to the site will be via an entrance/exit on Mayflower Avenue. Secondary access to the site will be via an entrance/exit on Live Oak Avenue.
20. The Project will provide a total of 746 parking spaces, 638 of which will be reserved for residents and 108 of which will be reserved for guests. Of the 746 total parking spaces, 12 spaces will be designated for disabled persons. Individual two-car garages for each of the 170 townhouse units will provide 340 spaces reserved for residents. A subterranean parking structure on the southern portion of the site will provide a total of 335 parking spaces, 298 of which will be reserved for residents and 37 of which will be reserved for guests. Of the 335 total parking spaces provided in the subterranean garage, 8 spaces will be designated for disabled persons. Uncovered surface parking spaces along the private driveways and fire lanes adjacent to residences and other site amenities and facilities will provide a total of 71 parking spaces reserved for guests, 4 of which will be designated for disabled persons.
21. Internal circulation and access for the Project will be provided by a private driveway and fire lane system with paved widths varying from 26 to 33 feet. This system includes both parallel and front-loaded guest parking spaces dispersed throughout the site, as well as a network of sidewalks offering pedestrian connectivity throughout the site and to Live Oak Avenue and Mayflower Avenue. The site perimeter will be landscaped to screen the Project from adjacent properties, and landscaping within the site will be provided along the driveways and sidewalks to provide shade within the site and to enhance the aesthetics of the Project.
22. Between October 2007 and October 2008, prior to the Commission's public hearing on the Project, the subdivider conducted community outreach to adjacent cities and nearby residents regarding the Project. In April and October 2008, the subdivider attended meetings with the Monrovia-Arcadia-Duarte Town Council at the Live Oak Library adjacent to the Project site to address the Council's concerns regarding, among others, the estimated selling price of the proposed units, the timing of the Mobilehome Park closure, the Project's potential traffic impacts, and the feasibility of adding an additional entrance to the site via Live Oak Avenue. On May 7, 2008, May 9, 2008, and October 6, 2008, the subdivider attended meetings with local residents at locations near the Project site to address concerns about the Project raised by residents, including, among others, the Project's potential impact on their privacy and on traffic.
23. In response to the concerns raised by the community, the subdivider reduced the density of the Project from 334 units to 318 units, reduced the Project's proposed building heights from multi-story to one story in cases where the involved building would be adjacent to a single-family residence, eliminated windows facing the outer perimeter of the site, and installed additional landscape screening along the site's perimeter. The subdivider also redesigned the Project to include a center

island at the main entry along Mayflower Avenue and to restrict left turns into and out of the site, among other changes.

24. In September 2008, prior to the Commission's public hearing on the Project, the subdivider submitted to the Department of Regional Planning ("Regional Planning") a Closure Impact Report for the closure of the Mobilehome Park, as required by section 66427.4 of the California Government Code and section 8.57.300 of Title 8 of the County Code. Regional Planning staff reviewed the Closure Impact Report and requested changes be made, including, among others, to increase the amount of the relocation benefit payments otherwise required by the County relocation guidelines ("Relocation Guidelines"), to adjust for inflation, for Mobilehome Park residents who would be required to relocate as a result of the Project.
25. In February 2010, prior to the Commission's public hearing on the Project, the subdivider submitted to Regional Planning a revised Closure Impact Report which included, among other changes, the increased relocation benefit payments requested by Regional Planning. In July 2010, Regional Planning staff reviewed the revised report and requested additional clarifications concerning, among other things, relocation costs and proposed mitigation measures. The subdivider provided written responses to staff's concerns in August 2010. In September 2010, as required by the County Community Development Commission ("CDC"), the revised Closure Impact Report was further reviewed by a third-party consultant, which reported in writing that the Closure Impact Report met the requirements of the California Government Code and the County Code, subject to several minor modifications. The Project is conditioned to require the subdivider to prepare an addendum to the Closure Impact Report to make these minor modifications.
26. In January 2010, prior to the Commission's public hearing on the Project, an Initial Study was prepared for the Project in compliance with the California Environmental Quality Act (Public Resources Code section 21000, et seq.) ("CEQA"), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. Based on the Initial Study, Regional Planning staff determined that a Mitigated Negative Declaration ("MND") was the appropriate environmental document for the Project. The mitigation measures necessary to ensure the Project will not have a significant effect on the environment are contained in the Mitigation Monitoring Program ("MMP") prepared for the Project.
27. The Commission held a duly-noticed public hearing on the Vesting Map, Project Permits, Plan Amendment, and Zone Change on October 20, 2010. At the hearing, the Commission heard a presentation from Regional Planning staff and testimony in support of and in opposition to the Project. The subdivider testified, among other things, that the Project would replace an "obsolete" mobilehome park, would include a senior housing set-aside which will allow seniors to remain in the neighborhood, was designed to direct traffic away from neighborhood

streets, and was redesigned with reduced building heights and modified window configurations to address the privacy concerns of local residents. Project opponents raised, among other concerns: (a) the Project's potential impacts on privacy, traffic, air quality, noise, and aesthetics; (b) the adequacy of the relocation assistance identified in the Closure Impact Report; and (c) the adequacy of the MND, which they claimed fails to address the Project's impact on greenhouse gases.

After hearing all testimony, the Commission closed the public hearing, adopted the MND and MMP, approved the Vesting Map and Project Permits, and recommended adoption of the Plan Amendment and Zone Change to the Board.

28. Pursuant to section 22.60.230(B)(2) of the County Code, because the Project approvals included a recommendation by the Commission to the Board on the Plan Amendment and Zone Change, the Vesting Map and Project Permits were called up for review by the Board concurrently with the request for the Plan Amendment and Zone Change.
29. On November 22, 2011, the Board conducted a duly-noticed public hearing on the Vesting Map, Project Permits, Plan Amendment, and Zone Change. The Board heard a presentation by staff of Regional Planning and the County Department of Public Works ("Public Works"), testimony from the subdivider's representative, and testimony in opposition to the Project. Staff testified that the subdivider redesigned the Project in response to community concerns, which redesign included reducing the Project's number of units, lowering the height of buildings near neighboring properties, and providing additional access to the Project via Live Oak Avenue.
30. During Regional Planning staff's presentation at the public hearing, staff recommended to the Board: (a) that the Board approve minor modifications to the Project which had not been presented to the Commission, which modifications included, among others, reconfiguring building footprints to minimize garage frontage, adding shade landscaping to parking areas, adding a pedestrian connection to Live Oak Avenue, and changing a proposed exit from the site onto Live Oak Avenue to a combined entrance and exit; and (b) that the Project's proposed zoning designation be changed from the R-3-22U-DP designation that had been recommended to the Commission to R-3-24U-DP in order to accommodate the Project's proposed 318 units.
31. At the conclusion of staff's presentation at the public hearing, the Board instructed staff to analyze and correct any potential traffic visibility and safety issues on Live Oak Avenue created by the Project, and include any such changes in the final documents for approval. Such changes were made by staff in the final findings and conditions for the Vesting Map and Project Permits.

32. During the Board's November 22, 2011 public hearing on the Project, the subdivider's representative offered testimony similar to that presented to the Commission, including testimony that the Project will not require the expenditure of any public funds but will generate payments of \$1.5 million to the local school district, \$700,000 to the parks fund, and \$700,000 in permit fees, and will generate \$1.8 million in annual property tax increment. The opposition testimony was similar to the opposition testimony before the Commission, and raised concerns regarding, among others, the Project's impact on traffic and its compatibility with the surrounding neighborhood.
33. At the conclusion of the November 22, 2011 public hearing, the Board adopted the MND and associated MMP for the Project, and indicated its intent to approve the Project with the recommendations proposed by Regional Planning and Public Works staff, subject to the Board's direction to the Director of Regional Planning and the Director of Public Works to correct any potential problems created by the Project with respect to traffic visibility and safety issues on Live Oak Avenue.
34. The Board finds that the Project is consistent with the proposed R-3-24U-DP zoning classification because attached multi-family residences are permitted in the proposed R-3-24U-DP zone pursuant to sections 22.20.260 and 22.40.040 of the County Code. The Board further finds that the Project complies with the density provisions of the proposed R-3-24U-DP zone because the total number of units for the Project is within the maximum density allowed for the proposed R-3-24U-DP zone with the 52-unit density bonus. The Board further finds that, with the related CUP and the attached conditions, the Project will comply with the requirements of the -DP overlay zoning.
35. The Board finds that the proposed subdivision and the provisions for its design and improvements are consistent with the goals and policies of the General Plan. The Project promotes urban revitalization, increases the supply and diversity of housing, increases the supply of senior housing, and promotes the efficient use of land through a more concentrated pattern of urban development.
36. The Board finds that the subdivider has demonstrated the suitability of the site for the proposed use, that establishment of the proposed use at such location is in conformity with good zoning practice, and that compliance with the attached conditions of approval, and the conditions of approval for the related Project Permits, will ensure compatibility with surrounding land uses and consistency with all applicable General Plan policies.
37. The Board finds that the Project site is physically suitable for the type of development and density proposed because the site has access to a County-maintained street(s), and will be served by public sewer facilities and water supplies to meet anticipated needs.

38. The Board finds that the design of the subdivision and its proposed improvements will not cause serious public health problems because sewage disposal, storm drainage, fire protection, and geological and soil factors are appropriately addressed in the conditions of approval for the Project.
39. The Board finds that the design of the subdivision and its proposed improvements will not cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat. The site is not located in a significant ecological area and does not contain any stream courses or high value riparian habitat.
40. The Board finds that the design of the subdivision provides for future passive or natural heating and cooling opportunities, as feasible therein.
41. The Board finds that the division and development of the property in the manner set forth on the Vesting Map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within the Vesting Map because the design and development as set forth in the conditions of approval for the Project and on the Vesting Map provide adequate protection for any such easements.
42. The Board finds that, consistent with Article 3.5 of Chapter 4 of the California Subdivision Map Act (California Government Code section 66478.1, et seq.), the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake, or reservoir.
43. The Board finds that the housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the Project was determined to be consistent with the General Plan.
44. The Board finds that this tract map has been submitted as a "vesting" tentative map. As such, it is subject to the provisions of sections 21.38.010 through 21.38.080 of the County Code.
45. The Board finds that the Project is appropriately conditioned to require the subdivider to enter into a covenant with CDC and Regional Planning agreeing to set aside, for a period of not less than 30 years from the date of issuance of a certificate of occupancy for the Project by the County, 75 dwelling units for exclusive occupancy by persons aged 55 and older.
46. The Board finds that the Project is appropriately conditioned to comply at all times with all federal and State fair housing laws, and all federal and State statutes governing "housing for older persons," as that phrase is defined in the applicable federal and State statutes, including but not limited to section 3601, et seq., of Title 42 of the United States Code, section 12955, et seq., of the California Government Code, and section 51, et seq., of the California Civil Code, and all regulations promulgated thereunder.

47. The Board finds that the subdivider is subject to payment of the California Department of Fish and Game fees related to the Project's effect on wildlife resources pursuant to section 711.4 of the California Fish and Game Code.
48. The Board finds that the MMP, prepared in conjunction with the MND, identifies in detail how compliance with its measures will mitigate or avoid potential adverse impacts to the environment from the Project. The Board further finds that the MMP's requirements are incorporated into the conditions of approval for this Project.
49. Approval of this Project is conditioned on the subdivider's compliance with the attached conditions of approval and MMP.
50. After consideration of the MND and MMP, together with the comments received during the public review process, the Board finds on the basis of the whole record before it that there is no substantial evidence that the Project as revised and conditioned will have a significant effect on the environment, and further finds that the MND reflects the independent judgment and analysis of the Board.
51. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter is the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Land Divisions Section, Regional Planning.

THEREFORE, THE BOARD OF SUPERVISORS:

1. Certifies that the MND for the Project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that it independently considered and reviewed the MND and that the MND reflects the independent judgment and analysis of the Board as to the environmental consequences of the Project; certifies that it considered the MMP, finding that it is adequately designed to ensure compliance with the mitigation measures during Project implementation; determined that on the basis of the whole record with the MND and MMP, there is no substantial evidence that the Project will have a significant effect on the environment; and indicates that, at the conclusion of its public hearing on the Project, it adopted the MND and the MMP, and found that the MMP is adequately designed to ensure compliance with the mitigation measures during Project implementation; and
2. Approves Vesting Tentative Tract Map No. 068400-(5), subject to the attached conditions.

**CONDITIONS OF APPROVAL
PROJECT NO. TR068400-(5)
VESTING TENTATIVE TRACT MAP NUMBER 068400-(5)**

1. The subdivider shall conform to the applicable requirements of Title 21 of the Los Angeles County Code ("County Code") (Subdivision Ordinance). The subdivider shall also conform to the requirements of Conditional Use Permit No. 2007-00073-(5) ("CUP"), Mobilehome Permit No. 2010-00003-(5) ("Mobilehome Permit"), Parking Permit No. 2008-00002-(5) ("Parking Permit"), Housing Permit No. 2010-00001-(5) ("Housing Permit"), and the Mitigation Monitoring Plan ("MMP") associated with the Mitigated Negative Declaration ("MND") for this project, all approved by the Los Angeles County ("County") Board of Supervisors ("Board") in connection with the approval of this Vesting Tentative Tract Map No. 068400-(5) ("Vesting Map"). A copy of the MMP is attached to these conditions and made a part hereof.
2. Unless otherwise apparent from the context, the term "subdivider" shall include the applicant or any successor in interest, and any other person, corporation, or other entity making use of this grant.
3. Recordation of the final map or any final unit map is contingent upon adoption by the Board of the related General Plan Amendment No. 2007-00002-(5) ("Plan Amendment"), which is a request to amend the Los Angeles Countywide General Plan ("General Plan") Land Use Policy Map by amending the project site's land use designation from Category 1 (Low-Density Residential) to Category 3 (Medium-Density Residential), and the related Zone Change No. 2007-00004-(5) ("Zone Change"), which is a request to amend the site's zoning designation from Zone C-3 (Unlimited Commercial), Zone R-3-P (Combined Limited Multiple Residence and Parking), and Zone-R-A (Residential Agricultural), to Zone R-3-24U-DP (Limited Multiple Residence – 24 Dwelling Units Per Net Acre – Development Program).
4. Prior to the recordation of the final map or any final unit map, the subdivider shall submit evidence to the County Department of Regional Planning ("Regional Planning") that the conditions of the associated CUP, Mobilehome Permit, Parking Permit, and Housing Permit have been recorded in the office of the County Registrar-Recorder/County Clerk ("Recorder").
5. If any provision of this grant is held or declared to be invalid by a court of competent jurisdiction, this entire grant shall be void and the privileges granted hereunder shall lapse.
6. The subdivider shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this tract map approval, which action is brought within the applicable time period of section 66499.37 of the California Government Code, or any other applicable

limitation period. The County shall notify the subdivider of any such claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to notify the subdivider of any claim, action, or proceeding, or the County fails to reasonably cooperate in the defense, the subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

7. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within 10 days of the filing pay Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in Regional Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to subdivider or subdivider's counsel. The subdivider shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - A. If during the litigation process, actual costs incurred reach 80 percent of the amount of the initial deposit, the subdivider shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.
 - B. At the sole discretion of the subdivider, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents shall be paid by the subdivider in accordance with section 2.170.010 of the County Code.

8. This grant shall expire within the times and pursuant to the terms specified in Title 21 of the County Code and/or the California Subdivision Map Act.
9. Except as otherwise specified in the conditions of approval for the related CUP, the subdivider shall conform to the applicable requirements of Zone R-3-24U-DP.
10. Permission is granted to adjust lot lines between units subject to the review and approval of Regional Planning.
11. Permission is granted to record multiple final maps. Each final unit map that is recorded shall comply on its own, or in combination with previously recorded final unit maps, with the parking and lot area requirements of the General Plan and Title 22 of the County Code. The boundaries of any final unit map to be recorded by the subdivider shall be subject to the review and approval of the Regional Planning Subdivision Committee ("Subdivision Committee").
12. Prior to approval of each final unit map, the subdivider shall submit, to the satisfaction of the Subdivision Committee, an updated phasing map indicating the boundaries of the current final map, the boundaries and status of all previously filed final unit maps, the expected boundaries and phasing of all future

final unit maps, and a summary sheet indicating the number and type of all lots shown, including the lots' parking breakdown by phase, on the current and previous final unit maps.

13. The subdivider shall label the project's interior driveways and fire access lanes as "Private Driveway and Fire Lane" on all applicable final unit maps.
14. The subdivider shall construct or bond with the County Department of Public Works ("Public Works") for the construction of paved driveways within the project boundary in the widths shown on the approved Exhibit "A," to the satisfaction of Regional Planning and the County Fire Department ("Fire Department").
15. The project shall contain at least 75 dwelling units reserved for occupancy by persons aged 55 years and older, which units shall be contained within the 75-unit condominium tower located on the southern portion of the project site, as depicted in the approved Exhibit "A." These senior units shall be compatible with the design of the project's non-senior units in terms of appearance, materials, and visual, architectural, and finished quality.
16. Prior to obtaining any building permit for the project, the permittee shall enter into a covenant with the County Community Development Commission and Regional Planning agreeing to set aside, for a period of not less than 30 years from the issuance by the County of a certificate of occupancy for the project, 75 dwelling units for exclusive occupancy by persons aged 55 and older.
17. The project shall comply at all times with all federal and State fair housing laws, and all federal and State statutes governing "housing for older persons," as that phrase is defined in the applicable federal and State statutes, including but not limited to, section 3601, et seq., of Title 42 of the United States Code, section 12955, et seq., of the California Government Code, and section 51, et seq., of the California Civil Code, and all regulations promulgated thereunder.
18. Prior to recordation of any final unit map, the subdivider shall submit a copy of the project's proposed covenants, conditions, and restrictions ("CC&Rs") to the Director of Regional Planning ("Director") for review and approval. A copy of these conditions of approval shall be attached to the CC&Rs and made a part thereof. Those provisions in the CC&Rs required by these conditions shall be identified in the CC&Rs as such and shall not be modified in any way without prior authorization from the Director.
19. The CC&Rs for the project shall provide for the continuous maintenance of the common areas, including driveways, landscaping, and the lighting system along all walkways and outdoor seating areas, to the satisfaction of the Director.
20. The CC&Rs for the project shall grant all residents of the project the right to use the internal driveway system and guest parking spaces throughout the subdivision.

21. All structures, walls, and fences open to public view shall remain free of extraneous markings, drawings, or signage that do not directly relate to the use of the property or provide pertinent information about the premises. In the event any such extraneous markings become visible, the subdivider shall remove or cover said markings, drawings, or signage within 24 hours following their visibility, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces. The CC&Rs for the project shall establish a method and protocol for the removal of graffiti and other extraneous markings prohibited by this condition.
22. The subject property shall be developed and maintained in substantial compliance with the approved Exhibit "A" or a revised Exhibit "A" approved by the Director.
23. Prior to obtaining the approval of any final map, the subdivider shall submit an amended tentative map and an amended Exhibit "A" to Regional Planning for review and approval which shall include the following modifications to the Project:
 - A. Modifications to building footprints, access, landscaping, parking, and walkways associated with reducing visible garage frontages and providing an enhanced walking environment along the private driveways/fire lanes.
 - B. All modifications required by Public Works and the Fire Department so that the Project's proposed exit-only passageway onto Live Oak Avenue becomes a combined entrance/exit passageway.
 - C. A modification showing a new private walkway along Building No. 24 which connects to the public sidewalk on Live Oak Avenue.
 - D. A modification showing no less than two additional landscaped tree planters adjacent to the surface parking north of Building No. 25 to provide shade cover, at a minimum, to every sixth parking stall.
24. Prior to obtaining the approval of any final map, the subdivider shall submit to Regional Planning for review and approval a private driveway/fire lane cross-section depicting the curb face design along Building Nos. 8 through 14. The subdivider shall submit evidence to Regional Planning that the Fire Department has verified that any curb provided to protect landscaped planters is acceptable in terms of fire access and safety.
25. The subdivider shall place a note or notes on the applicable final map, to the satisfaction of Regional Planning and Public Works, that this subdivision is approved as a condominium project for 318 residential units, whereby the owners of the units of air space will hold an undivided interest in the common areas, which common areas will in turn provide the necessary access and utility easements for all of the units.

26. The subdivider shall remove all existing structures on the subject property, including any mobilehome units and accessory structures. Prior to the approval of any final map, the subdivider shall submit to Regional Planning a copy of any demolition permit or other proof, to the satisfaction of Regional Planning, that all existing structures will be or have been removed.
27. The subdivider shall plant not less than 99 trees, amounting to a minimum of one tree for every 5,000 square feet of net project area, of non-invasive species throughout the landscaped and common areas of the subject property. Prior to the approval of any final map, the subdivider shall submit to Regional Planning for review and approval a site plan or landscape plan depicting the location and species of each tree intended to be planted, and shall post a bond with Public Works, or provide other assurances to the satisfaction of Regional Planning, ensuring that the planting of the required trees will occur.
28. Within three (3) days of the final approval date of this grant, the permittee shall remit processing fees payable to the County in connection with the filing and posting of a Notice of Determination ("NOD") for this project and its entitlements in compliance with section 21152 of the California Public Resources Code. The project is not *de minimus* in its effect on fish and wildlife and is not exempt from payment of a fee to the California Department of Fish and Game ("Fish and Game") pursuant to section 711.4 of the California Fish and Game Code. The subdivider shall pay the fee in effect at the time of the filing of the NOD, currently \$2,101.50 for a Mitigated Negative Declaration plus a \$75 processing fee. No land use project subject to this requirement is final, vested, or operative until the fee is paid.
29. The conditions, changes, and/or mitigation measures set forth in the MND and the associated MMP are incorporated by this reference and made conditions of this Vesting Map. The subdivider shall comply with all such mitigation measures in accordance with the MMP. As a means of ensuring the effectiveness of the mitigation measures, the subdivider shall submit mitigation monitoring reports to the Director for approval prior to the recordation of each final unit map describing the status of the subdivider's compliance with the required project conditions, changes and/or mitigation measures.
30. Except as expressly modified herein, this approval is subject to all of the conditions set forth in the CUP, Mobilehome Permit, Parking Permit, and Housing Permit, which are incorporated by this reference, and all recommended conditions listed in the attached Subdivision Committee Reports, consisting of letters and reports from Public Works, and the County Departments of Fire, Parks and Recreation, and Public Health.

31. Within 30 days following the final approval date of this grant, the subdivider shall record a covenant with the Recorder, attaching the MMP, and agreeing to comply with the required mitigation measures of the MMP. Prior to recordation, the subdivider shall submit a draft of the covenant to Regional Planning for review and approval.
32. Within 30 days following the final approval date of this grant, the subdivider shall deposit the sum of \$3,000 with Regional Planning, which payment shall be used to defray the cost of reviewing the subdivider's reports and verifying compliance with the MMP. The subdivider shall retain a qualified environmental/mitigation monitoring consultant, subject to the approval of the Director, to ensure the implementation and reporting of all applicable mitigation measures in the MMP.
33. The subdivider shall not obtain any grading permit for the project prior to the recordation of any final unit map, unless the applicant submits a Revised Exhibit "A" to Regional Planning for review and approval, and the Director determines that the proposed grading conforms to the conditions of this grant, and to the conditions of the CUP.
34. Pursuant to Chapter 22.72 of Title 22 of the County Code, prior to obtaining any building permit for the project, the subdivider shall pay a fee to the County Librarian in the amount required by said chapter at the time of payment, and provide proof of payment to Regional Planning.

Attachments:

Mitigation Monitoring Program (Pages 1-3)

Subdivision Committee Reports (Pages 1-22)

TR068400/RENTV200700062/RPAT200700002/RZCT200700004/RCUP1200700073

Mitigation Monitoring Program

No.	Impact Mitigation	Responsible Person	Action Required	Monitoring Agency or Party	Timing
Geotechnical					
1	Implement Geotechnical Engineering Investigation - dated 3/14/07, Chapter 7 - Conclusions and Recommendations, and addendums thereof.	Project Applicant	Implement report recommendations	DPW	Permits
Noise					
2	Limit all construction activities near occupied on- and off-site residences to between the hours of 8:00 AM and 6:00 PM and excluded on all Sundays and County-observed holidays.	Project Applicant	Inspection monitoring	DPW Project Applicant	Construction
3	All construction equipment, stationary and mobile, operating on the project site shall be equipped with properly operating and maintained noise buffering muffler system or other noise reducing feature, reducing equipment noise levels to conform to applicable County standards.	Project Applicant	Inspection monitoring	DPW Project Applicant	Construction
4	Implement noise mitigation measures discussed in the Mestre Greve Noise Assessment dated 2/23/07, and summarized as follows: a. Construct a 16-ft. high temporary noise -sound blanket-barrier along the north and west perimeter property lines, and 9-ft. high temporary sound blanket-barrier along the south and east perimeter property lines, or a structure equal to or of greater mitigation. b. On-site loading and staging areas shall be located at least 50 ft. from existing residential dwellings.	Project Applicant	Implement report recommendations	DPW	Plan check
5	Reduce construction equipment emissions by implementing use of a series of measures inclusive of low emission construction equipment, low sulfur fuel, pre-coated/colored materials, and existing power.	Project Applicant	Inspection monitoring	DPW Project Applicant	Construction
6	Maintain equipment and vehicle engines in good condition and in proper tune as per manufacturer's specifications and per SCAQMD rules, to minimize exhaust.	Project Applicant	Inspection monitoring	DPW Project Applicant	Construction
7	Suspend use of all construction equipment operations during applicable smog alerts.	Project Applicant	Inspection monitoring	DPW Project Applicant	Construction
Air Quality					

No.	Impact Mitigation	Responsible Agency/Entity	Action/Requirement	Monitoring Agency/Entity	Timing
8	Use electricity from power poles when present, practicable, and cost-effective rather than temporary diesel or gasoline-powered generators.	Project Applicant	Plan check	DPW Project Applicant	Plan checking
9	Use methanol- or natural gas-powered mobile equipment instead of diesel if readily available at competitive prices.	Project Applicant	Inspection monitoring	DPW Project Applicant	Permits
10	Use propane- or butane-powered on-site mobile equipment instead of gasoline if readily available at competitive prices.	Project Applicant	Plan check review	DPW Project Applicant	Plan checking
11	Implement air quality measures – inclusive of ROG measures, as discussed in the Mestre Greve Associates report dated 12/18/08, as follows: a. Use pre-coated, pre-colored and naturally colored building materials, and use of high volume-low pressure sprayers. b. Utilize low emission, tank-less water heaters to reduce natural gas consumption and emissions. c. Utilize built-in, energy-efficient appliances and automated controls for HVAC to reduce energy consumption and emissions. d. Provide shade trees in subject development to reduce building heating/cooling needs as depicted in the landscape plan. e. Install sunlight filtering window coatings, double-paned windows or window treatments to meet or exceed Title 24 Energy requirements. f. Use roof materials that maximize reflection of sunlight and minimize heat gains in buildings, thus reducing dependence on HVAC.	Project Applicant	Implement report recommendations	DRP	Plan checking
12	Sewer, Traffic, Biota, Drainage and Grading, Relocation. Provide and implement studies and analysis – Sewer Study, Traffic Study, Biological Assessment, Drainage/Grading and Closure Impact Report, as made a condition of approval.	Project Applicant	Implement report recommendations	DRP and DPW	Permits
13	Water Conservation Utilize high-efficiency dual-flush toilets to reduce water consumption.	Project Applicant	Install dual flush toilets	DPW	Permits

Key: DPW = Los Angeles County Department of Public Works, DRP, Los Angeles County Department of Regional Planning

PROJECT MITIGATION MEASURES
DUE TO ENVIRONMENTAL EVALUATION

Project No.: VTTM No. 068400(RPAT200700002/RZCT200700004/RCUP200700073)

The Department of Regional Planning ("DRP") staff has determined that the following mitigation measures for the project are necessary in order to assure that the proposed project will not cause significant impacts on the environment.

The Permittee shall deposit the sum of \$3,000.00 with the DRP within 30 days of Permit approval in order to defray the cost of reviewing and verifying information contained in reports required by the Mitigation Monitoring Program.

1. Implement Geotechnical Engineering Investigation - dated 3/14/07, Chapter 7 - Conclusions and Recommendations, and addendums thereof.
2. Limit all construction activities near occupied on- and off-site residences to between the hours of 8:00 AM and 6:00 PM and excluded on all Sundays and County-observed holidays.
3. All construction equipment, stationary and mobile, operating on the project site shall be equipped with properly operating and maintained noise buffering muffler system or other noise reducing feature, reducing equipment noise levels to conform to applicable County standards.
4. Implement noise mitigation measures discussed in the Mestre Greve Noise Assessment dated 2/23/07, and summarized as follows:
 - a. Construct a 16-ft. high temporary noise-sound blanket-barrier along the north and west perimeter property lines, and 9-ft. high temporary sound blanket-barrier along the south and east perimeter property lines, or a structure equal to or of greater mitigation.
 - b. On-site loading and staging areas shall be located at least 50 ft. from existing residential dwellings.
5. Reduce construction equipment emissions by implementing use of a series of measures inclusive of low emission construction equipment, low sulfur fuel, pre-coated/colored materials, and existing power.
6. Maintain equipment and vehicle engines in good condition and in proper tune as per manufacturer's specifications and per SCAQMD rules, to minimize exhaust.
7. Suspend use of all construction equipment operations during applicable smog alerts.
8. Use electricity from power poles when present, practicable, and cost-effective rather than temporary diesel or gasoline-powered generators.
9. Use methanol- or natural gas-powered mobile equipment instead of diesel if readily available at competitive prices.
10. Use propane- or butane-powered on-site mobile equipment instead of gasoline if readily available at competitive prices.
11. Implement air quality measures - inclusive of ROG measures, as discussed in the Mestre Greve Associates report dated 12/18/08, as follows:
 - a. Use pre-coated, pre-colored and naturally colored building materials, and use of high volume-low pressure sprayers.
 - b. Utilize low emission, tank-less water heaters to reduce natural gas consumption and emissions.
 - c. Utilize built-in, energy-efficient appliances and automated controls for HVAC to reduce energy consumption and emissions.
 - d. Provide shade trees in subject development to reduce building heating/cooling needs as depicted in the landscape plan.
 - e. Install sunlight filtering window coatings, double-paned windows or window treatments to meet or exceed Title 24 Energy requirements.
 - f. Use roof materials that maximize reflection of sunlight and minimize heat gains in buildings, thus reducing dependence on HVAC.
12. Provide and implement studies and analysis - Sewer Study, Traffic Study, Biological Assessment, Drainage/Grading and Closure Impact Report, as made a condition of approval.
13. Utilize high-efficiency dual-flush toilets to reduce water consumption.

As the Applicant, I agree to incorporate these mitigation measures into the project, and understand that the public hearing and consideration by the Planning Commission will be on the project as mitigation measures.

Prime Enterprises, LLC
Applicant: Prime Enterprises, LLC

7/22/09
Date

[] No response within 10 days. Environmental Determination requires that these changes/conditions be included in the project

Staff

Date

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 068400 (Rev.)

Page 1/3

TENTATIVE MAP DATED 01-07-2009
EXHIBIT "A" MAP DATED 01-07-2009

The following reports consisting of 17 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

Rev. 02-19-2009

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 068400 (Rev.)

Page 2/3

TENTATIVE MAP DATED 01-07-2009
EXHIBIT "A" MAP DATED 01-07-2009


6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. Quitclaim or relocate easements running through proposed structures.
8. Prior to final approval of the tract/parcel map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
9. Place standard condominium notes on the final map to the satisfaction of Public Works.
10. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
11. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, etc., in documents over the common private driveways to the satisfaction of Public Works.
12. Remove existing buildings prior to final map approval. Demolition permits are required from the Building and Safety office.
13. If unit filing occurs, reserve reciprocal easements for drainage, ingress/egress, utilities, and maintenance purposes, etc., in documents over the private driveways and delineate on the final map to the satisfaction of Public Works.
14. The boundaries of the unit final maps shall be designed to the satisfaction of the Departments of Regional Planning and Public Works.
15. The first unit of this subdivision shall be filed as Tract No. 68400-01, the second unit, Tract No. 68400-02, and the last unit, Tract No. 68400.
16. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 068400 (Rev.)

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TENTATIVE MAP DATED 01-07-2009
EXHIBIT "A" MAP DATED 01-07-2009

17. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
18. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
19. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.


Prepared by John Chin
1684001-rev3.doc

Phone (626) 458-4918

Date 02-09-2009



COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS


900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.DPW.LACOUNTY.GOV

TRACT MAP NO.: 068400

REVISED TENTATIVE MAP DATE: 1/07/2009
REVISED EXHIBIT MAP DATE: 01/07/2009

STORM DRAIN/HYDROLOGY SECTION CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

1. Comply with the requirements of the Drainage Concept, which was conceptually approved on 07/14/08 to the satisfaction of the Department of Public Works.

Name  Date 1/22/2009 Phone (626) 458-4921
Christopher Sheppard

County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW SHEET
900 So. Fremont Ave., Alhambra, CA 91803
TEL. (626) 458-4925

DISTRIBUTION
Geologist _____
Soils Engineer _____
1 GMED File
1 Subdivision

TENTATIVE TRACT MAP	68400	TENTATIVE MAP DATED	1/07/09 (revised) Exhibit A
SUBDIVIDER	Diamond Development/Prim Enterprises	LOCATION	Arcadia
ENGINEER	B&E Engineers	GRADING BY SUBDIVIDER [Y] (Y or N)	132,780 c.y.
GEOLOGIST	_____	REPORT DATE	_____
SOILS ENGINEER	Geocon	REPORT DATE	6/12/07

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:

- The Final Map does *not* need to be reviewed by GMED.
- Soils engineering reports may be required prior to approval of building or grading plans.
- The Soils Engineering review dated 2-2-09 is attached.

Reviewed by


Karin Burger

Date January 28, 2009

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/gmedsurvey>
P:\Gmedpub\Geology Review\Format\Form02.doc
8/30/07

SOILS ENGINEERING REVIEW SHEET

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – GRADING
TRACT MAP NO. 068400

Page 1/1

TENTATIVE MAP DATED 01-07-2009
EXHIBIT MAP DATED 01-07-2009

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

1. Provide approval of:
 - a. The latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP)/Low Impact Development (LID) plan by the Storm Drain and Hydrology Section of Land Development Division.
 - b. The grading plan by the Geotechnical & Materials Engineering Division (GMED).

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

2. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP and LID devices (if applicable), and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.
3. A maintenance agreement or CC&Rs may be required for all privately maintained drainage devices, slopes, and other facilities.

WJF Name Jason Flood *JS* Date 2/17/09 Phone (626) 458-4921
P:\dpub\SUBPCHECK\Grading\Tentative Map Reviews\068400 rev3.doc

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Dedicate the right to restrict vehicular access on Live Oak Avenue and Mayflower Avenue.
2. Dedicate vehicular access rights on Lovejoy Street and the alley. If the Department of Regional Planning requires the construction of a wall, complete access rights shall be dedicated.
3. Align the proposed "A" Driveway at Mayflower Avenue with Ashmont Avenue.
4. Label all interior streets as private driveway and fire lane.
5. Locate the entry gate (or the key pad if one is provided) a minimum of 50 feet beyond the right of way of Mayflower Avenue on "A" Driveway, and construct a minimum 32-foot radius turnaround preceding the gated entrance to the satisfaction of Public Works. The minimum gate setback shall be increased, if necessary, to accommodate adequate stacking distance as determined in each case by the traffic engineering consultant at final engineering to the satisfaction of Public Works.
6. All egress traffic from "A" Driveway shall be restricted to right turn only.
7. The proposed entry driveway details on "A" Driveway are not approved. Redesign the raised median and approach area (including curb returns) along "A" Driveway to allow the best channelization of egress traffic on to the south bound of Mayflower Avenue to the satisfaction of Public Works.
8. Terminate the raised median nose along "A" Driveway at the right of way line without encroaching to the public right of way on Mayflower Avenue to the satisfaction of Public Works.
9. The entry gate on "D" Driveway at the frontage of Live Oak Avenue is restricted for egress only and it shall be located a minimum of 20 feet beyond the right of way of Live Oak Avenue.
10. The entry gate on "U" Driveway at the frontage of Live Oak Avenue is restricted for emergency use only and it shall be located a minimum of 20 feet beyond the right of way of Live Oak Avenue.
11. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on Live Oak Avenue and Mayflower Avenue.

12. Repair any displaced, broken, or damaged curb, gutter, driveway apron, and pavement along the property frontage on Live Oak Avenue and Mayflower Avenue to the satisfaction of Public Works.
13. Construct 5 foot minimum (conventional section) sidewalk along the property frontage on Mayflower Avenue to the satisfaction of Public Works. Execute a maintenance covenant for the landscaping or include in the CC&R provision for the maintenance of landscaping along the street frontage to the satisfaction of Public Works.
14. Plant street trees along the property frontage on Live Oak Avenue and Mayflower Avenue to the satisfaction of Public Works. Existing trees on Mayflower Avenue in the dedicated right of way shall be removed and replaced if not acceptable as street trees.
15. Underground all existing service lines and distribution lines that are less than 50 KV and new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.
16. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works, or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.
17. Comply with any additional requirements, if any, as a means of mitigating any traffic impacts as identified in the traffic study approved by Public Works.
18. Provide a left-turn lane on Mayflower Avenue at "A" Driveway to the satisfaction of Public Works.
19. Comply with the following street lighting requirements:
 - a. Provide street lights on concrete poles with underground wiring along the property frontage on Live Oak Avenue and Mayflower Avenue to the satisfaction of Public Works. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.

have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met.

20. Submit a detailed 1" = 40' scaled signing and striping plan for Mayflower Avenue and Live Oak Avenue to the satisfaction of Public Works.
21. Comply with the mitigation measures identified in the attached February 9, 2009 and September 13, 2007, letters from our Traffic and Lighting Division to the satisfaction of Public Works.


Prepared by Allan Chan
b68400r-rev3(rev'd 02-017-08).doc

Phone (626) 458-4921

Date 02-09-2009



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE: T-4

February 9, 2009

Mr. Bruce Chow
Linscott, Law & Greenspan, Engineers
236 East Colorado Boulevard, Suite 200
Pasadena, CA 91106

Dear Mr. Chow:

**SANTA ANITA VILLAGE PROJECT
NEIGHBORHOOD TRAFFIC MANAGEMENT MEASURE
RESIDUAL TRAFFIC IMPACT ANALYSIS (DECEMBER 3, 2008)
TENTATIVE TRACT NO. 68400
ARCADIA AREA**

As requested, we have reviewed the above-mentioned analysis for the proposed Santa Anita Village project located at 4241 East Live Oak Avenue in the unincorporated County of Los Angeles area of Arcadia.

The analysis addresses residents' concerns that the proposed driveway located on Mayflower Avenue may generate cut-through traffic on Ashmont Avenue. To minimize project-related traffic from exiting the project site directly onto Ashmont Avenue, the project proposes to construct a channelized island on the project driveway, which will restrict eastbound left-turn and through movements. The analysis concludes this proposed neighborhood traffic management measure will not result in any significant traffic impacts at the study intersections previously evaluated in the February 13, 2007, traffic study.

We generally agree with the analysis that the redistribution of project traffic, as well as, the cumulative traffic generated by the project and other related projects will not have a significant impact to County roadways or intersections in the area.

Mr. Bruce Chow
February 9, 2009
Page 2

If you have any further questions regarding the review of this document, please contact Mr. Isaac Wong of our Traffic Studies Section at (626) 300-4796.

Very truly yours,

GAIL FARBER
Director of Public Works



WILLIAM J. WINTER
Assistant Deputy Director
Traffic and Lighting Division

IW:cn

F:\pub\WPFILES\FILES\STU\Isaac\EIR\09015 - Santa Anita Village neighborhood traffic management measure.DOC

cc: City of Irwindale (Jose Loera)
City of Monrovia (Doug Benash)
Department of Regional Planning (Rudy Silva)

bc: Land Development (Hunter, Wong)



DONALD L. WOLFE, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE: T-4

September 13, 2007

Mr. David S. Shender
Linscott, Law & Greenspan, Engineers
234 East Colorado Boulevard, Suite 400
Pasadena, CA 91101

Dear Mr. Shender:

**SANTA ANITA VILLAGE PROJECT
TRAFFIC IMPACT ANALYSIS REVIEW (FEBRUARY 13, 2007)
TENTATIVE TRACT NO. 88400
ARCADIA AREA**

As requested, we have reviewed the above-mentioned document for the Santa Anita Village development located on the west side of Mayflower Avenue generally between Larkfield at Live Oak Avenues in the unincorporated County of Los Angeles area of Arcadia.

The proposed project includes the construction of 334 attached townhouses. The project is estimated to generate approximately 2,422 net new vehicle trips daily, with 158 and 214 net new vehicle trips during the a.m. and p.m. peak hours, respectively.

We generally agree with the study that the traffic generated by the project alone, as well as the cumulative traffic generated by the project and other related projects, will not have a significant impact to County roadways or intersections in the area. We also generally agree that the project will not have a significant impact on the Congestion Management Program-monitored intersections, arterials, or freeways in the area.

The project shall submit a 40-foot-scale revised site plan of the project showing access locations in relationship to adjacent intersections and driveways shall be submitted Mr. Matthew Dubiel of our Land Development Review Section for review and approval prior to the issuance of building permits.

FILE COPY

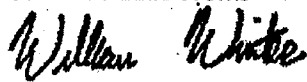
Mr. David S. Shender
September 13, 2007
Page 2

We recommend the applicant consult with Caltrans as well as the Cities of Irwindale and Monrovia to obtain their concurrence with any potential California Environmental Quality Act Impacts within their respective jurisdictions.

If you have any further questions regarding the review of this document, please contact Mr. Todd Liming of our Traffic Studies Section at (626) 300-4826.

Very truly yours,

DONALD L. WOLFE
Director of Public Works



WILLIAM J. WINTER
Assistant Deputy Director
Traffic and Lighting Division

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JFP P:\pub\WPFILES\FILES\STUT\Todd\EIR\ER 07103 - Santa Anita Village.DOC

cc: Caltrans (Cheryl Powell)
City of Irwindale (Jose Loera)
City of Monrovia (Doug Benash)
Department of Regional Planning (Rudy Silva)

bc: Land Development (Hunter, Wong)

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
TRACT NO. 068400 (Rev.)

Page 1/2

TENTATIVE MAP DATED 01-07-2009
EXHIBIT "A" MAP DATED 01-07-2009

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. The subdivider shall provide a replacement sewage disposal system for the existing sewer house laterals serving lots fronting Live Oak Avenue and shall provide continuous and uninterrupted sewer service, including but not limited to operation and maintenance of the private sewer house laterals until such time the outlet sewer system is accepted for public use. A bond shall be posted to the satisfaction of Public Works.
2. The subdivider shall install and dedicate main line sewers and serve each building with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
3. If necessary, the subdivider shall comply with current sewer easement vacation procedures and shall post a sewer easement vacation bond to the satisfaction of Public Works.
4. If necessary, install off-site sewer house laterals to serve existing lots fronting Live Oak Avenue to the satisfaction of Public Works.
5. Comply with the mitigation measures as identified in the approved sewer area study (PC 12053AS, dated 12-09-2008) to the satisfaction of Public Works. The sewer area study shall be invalidated should the total number of dwelling units, increase, the density increases, dwelling units occur on previously identified building restricted lots, change in the proposed sewer alignment, increase in tributary sewershed, change of the sewer collection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.
6. Provide a digital copy (PDF Format) of the approved area study and/or approved sewer improvement plans.
7. The subdivider shall send a print of the land division map to the County Sanitation District with a request for annexation. The request for annexation must be approved prior to final map approval.

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - SEWER
TRACT NO. 068400 (Rev.)

Page 2/2

TENTATIVE MAP DATED 01-07-2009
EXHIBIT "A" MAP DATED 01-07-2009

8. Easements are required, subject to review by Public Works to determine the final locations and requirements.
9. Private easements are required and shall be dedicated by separate instruments in favor of existing lots fronting Live Oak Avenue. The separate instruments are subject to review by Public Works to determine the final locations and requirements.

Jko
Prepared by Allen Ma
068400s-rev3(rev'd 02-18-2009)

Phone (626) 458-4921 Date Rev. 02-18-2008


COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
TRACT NO. 68400 (Rev.)

Page 1/1

TENTATIVE MAP DATED 01-07-2009
EXHIBIT "A" MAP DATED 01-07-2009

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
2. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each building.
3. If required, provide off-site water improvements to bring water to this land division to the satisfaction of Public Works.
4. Easement shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.
5. Submit landscape and irrigation plans for each multi-family/open space lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.


Prepared by Massoud Esfahani
tr68400w-rev3.doc

Phone (626) 458-4921

Date 02-09-2009



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNINCORPORATED

Subdivision No. TR 68400 Tentative Map Date January 07, 2009 - Ex. A

Revised Report _____

- ☐ The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.
- ☒ The required fire flow for public fire hydrants at this location is 3500 gallons per minute at 20 psi for a duration of 3 hours, over and above maximum daily domestic demand. 2 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.
- ☐ The required fire flow for private on-site hydrants is _____ gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing _____ gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.
- ☒ Fire hydrant requirements are as follows:
- Install 7 public fire hydrant(s). Verify / Upgrade existing _____ public fire hydrant(s).
- Install _____ private on-site fire hydrant(s).
- ☒ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
- ☐ Location: As per map on file with the office.
- ☐ Other location: _____
- ☒ All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.
- ☐ The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.
- ☒ Additional water system requirements maybe required during the building permit process.
- ☐ Hydrants and fire flows are adequate to meet current Fire Department requirements.
- ☐ Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: The current water system is adequate per Fire Flow test perform by Golden State Water Company.
The required fire hydrants shall be installed and tested or bonded for prior to Final Map clearance.

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector Juan C. Padilla Date February 4, 2009

Land Development Unit - Fire Prevention Division - (323) 890-4243, Fax (323) 890-9783



COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerces, California 90040

pp- Jodi

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 68400 Map Date January 07, 2009 - Ex. A

C.U.P. _____ Vicinity Map 0166C

- ☐ FIRE DEPARTMENT HOLD on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881-2404.
- ☒ Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.
- ☒ Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.
- ☐ Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.
- ☒ The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.
- ☒ Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.
- ☐ This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).
- ☒ Provide Fire Department or City approved street signs and building access numbers prior to occupancy.
- ☐ Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.
- ☐ The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.
- ☐ These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.
- ☐ The Fire Department has no additional requirements for this division of land.

Comments: Access as shown on the Exhibit Map is adequate.

By Inspector: Juan C. Padilla Date February 4, 2009

Land Development Unit - Fire Prevention Division - (323) 890-4243, Fax (323) 890-9783



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION



PARK OBLIGATION REPORT

Tentative Map # 68400 DRP Map Date: 01/07/2009 SCM Date: / / Report Date: 10/05/2010
Park Planning Area # 5 ARCADIA ISLANDS Map Type: REV. (REV RECD)

Total Units **318** = Proposed Units **318** + Exempt Units **0**

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

- 1) the dedication of land for public or private park purpose or,
- 2) the payment of in-lieu fees or,
- 3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	2.23
IN-LIEU FEES:	\$692,386

Conditions of the map approval:

The park obligation for this development will be met by:

The payment of \$692,386 in-lieu fees.

Trails:

No trails.

Comments:

***The In-Lieu Fee has been updated to \$692,386 from \$686,642 to reflect the fee schedule at the time Map 68400 was advertised for public hearing in September 2010.

***Advisory:

The Representative Land Values (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

By: 

James Barber, Land Acquisition & Development Section

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October 05, 2010 08:49:08
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Subdivision Committee Report

VTM No. 068400-(5)

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**LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION**



PARK OBLIGATION WORKSHEET

Tentative Map # 68400	DRP Map Date: 01/07/2009	SMC Date: / /	Report Date: 10/05/2010
Park Planning Area # 5	ARCADIA ISLANDS		
Map Type: REV. (REV RECD)			

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

$$(P) \text{ people} \times (0.003) \text{ Ratio} \times (U) \text{ nits} = (X) \text{ acres obligation}$$

$$(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.

Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.

U = Total approved number of Dwelling Units.

X = Local park space obligation expressed in terms of acres.

RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units **318** = Proposed Units **318** + Exempt Units **0**

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.37	0.0030	0	0.00
M.F. < 5 Units	4.72	0.0030	0	0.00
M.F. >= 5 Units	2.34	0.0030	318	2.23
Mobile Units	1.82	0.0030	0	0.00
Exempt Units			0	
Total Acre Obligation =				2.23

Park Planning Area = **5** **ARCADIA ISLANDS**

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	2.23	\$310,487	\$692,386

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
None					
Total Provided Acre Credit:				0.00	

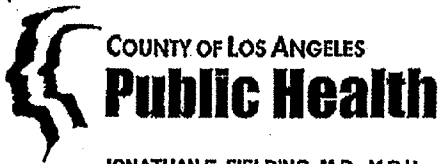
Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
2.23	0.00	0.00	2.23	\$310,487	\$692,386

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Subdivision Committee Report

VTM No. 068400-(5)

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JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JONATHAN E. FREEDMAN
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

ALFONSO MEDINA, REHS
Director of Environmental Protection Bureau

Land Use Program
Patrick Najadian, REHS
Chief Environmental Health Specialist
6050 Commerce Drive
Baldwin Park, California 91706
TEL (626) 430-5380 • FAX (626) 813-3016



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Fifth District

February 4, 2009

RFS No. 09-0001984

Tract Map No. 068400


Vicinity: Los Angeles

Tentative Tract Map Date: January 7, 2009 (3rd Revision)

The County of Los Angeles Department of Public Health has no objection to this subdivision and Vesting Tentative Tract Map 068400 is cleared for public hearing. The following conditions still apply and are in force:

1. Potable water will be supplied by Golden State Water Company, a public water company.
2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the Los Angeles County Sanitation District #15 as proposed.

If you have any questions or need additional information, please contact me at (626) 430-5380.


Becky Valenti, E.H.S. IV
Land Use Program